

# TBD CIMARRON COURT

LOTS 2-4 | GREELEY, COLORADO 80631



**I-3 INDUSTRIAL ZONING**

**ON/OFF RAMP REALIGNMENT**

O Street

85

N. 8th Avenue

N. 6th Avenue

LOT 2

LOT 3

LOT 4

N. 1st Avenue

## **±11 ACRES INDUSTRIAL LOTS AVAILABLE FOR SALE**

Sale Pricing: \$4.00 - \$5.00/SF

These 11 acres consist of the remaining 3 lots left in this industrial subdivision. The subdivision is in the jurisdiction of Weld County and has the highly sought after I-3 zoning, which is the highest level of industrial zoning in the county. This zoning allows outside storage and nearly all industrial uses. This site is ideal for oil and gas, construction or distribution users looking for hard-to-find industrial lots with the ability to have outside storage yards. Access to the property is via O Street from Highway 85 and the parcel fronts the Highway 85 bypass. Owner will consider build-to-suit for sale or for lease. **Please contact the listing broker with additional questions.**

LOT	SIZE	PRICING
Lot 2	4.1 Acres	\$5.00/SF
Lot 3	3.45 Acres	\$5.00/SF
Lot 4	3.558 Acres	\$5.00/SF
<b>TOTAL</b>	<b>11.11 Acres</b>	<b>\$4.00/SF</b>

**FINAL PLAT | LOTS 2-4**

**CLICK TO VIEW FULL  
FINAL PLAT**

**ON/OFF RAMP REALIGNMENT**

**Archrock**

**Taylor**  
IMPLEMENT COMPANY

**LOT 2**

**LOT 3**

**LOT 4**

**85**



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cushmanwakefield.com



## CITY OF GREELEY AREA HIGHLIGHTS

Located about 60 miles north of Denver in Weld County, Greeley is a college town that's home to both the University of Northern Colorado (UNC) and Aims Community College. The city's thriving economy, which is rooted in agriculture and food processing, has been named a "boomtown" and one of the best places to raise a family in Colorado. Greeley is also ranked 5th in job and economic growth and is the 6th fastest growing county in the U.S. *Source: greeleygov.com*

Founded in 1889, UNC is home to more than 100 undergraduate programs and 120 graduate programs. The campus is located between the Rocky Mountains and Colorado's high plains, and less than an hour from Denver. UNC fields 19 intercollegiate athletic teams in the Big Sky Conference with three volleyball championships, a women's soccer championship, and a women's basketball championships

## GREELEY/WELD COUNTY AREA ACCOLADES

- #5 on Top Boomtowns in America 2019  
*SmartAsset*
- 5th in job and economy growth and 23rd in the nation  
*WalletHub's '25 fastest-growing cities in the U.S*
- Finalist two years in a row for the National Recreation and Parks Association (NRPA) Gold Medal Class III Award for populations 75,001-150,000, which recognizes excellence in the field of parks and recreation nationwide
- Greeley has been ranked #8 on the 2019 Best Small Real-Estate Market study  
*WalletHub*
- Weld County has been named the 6th Fastest Growing County in the Country  
*24/7 Wall Street*



## GREELEY/WELD COUNTY DEMOGRAPHIC HIGHLIGHTS

- As of 2019 the region's population increased by 16.8% since 2014, growing by 46,389. Population is expected to increase by 10.1% between 2019 and 2024, adding 32,670.
- From 2014 to 2019, jobs increased by 13.5% in Greeley, CO from 113,727 to 129,080. This change outpaced the national growth rate of 7.3% by 6.2%. As the number of jobs increased, the labor force participation rate decreased from 69.7% to 69.0% between 2014 and 2019.

*Source: EMSI, 2020*



2019 TOTAL POPULATION

**322,431**



TOTAL REGIONAL EMPLOYMENT

**129,080**



MEDIAN HOUSEHOLD INCOME

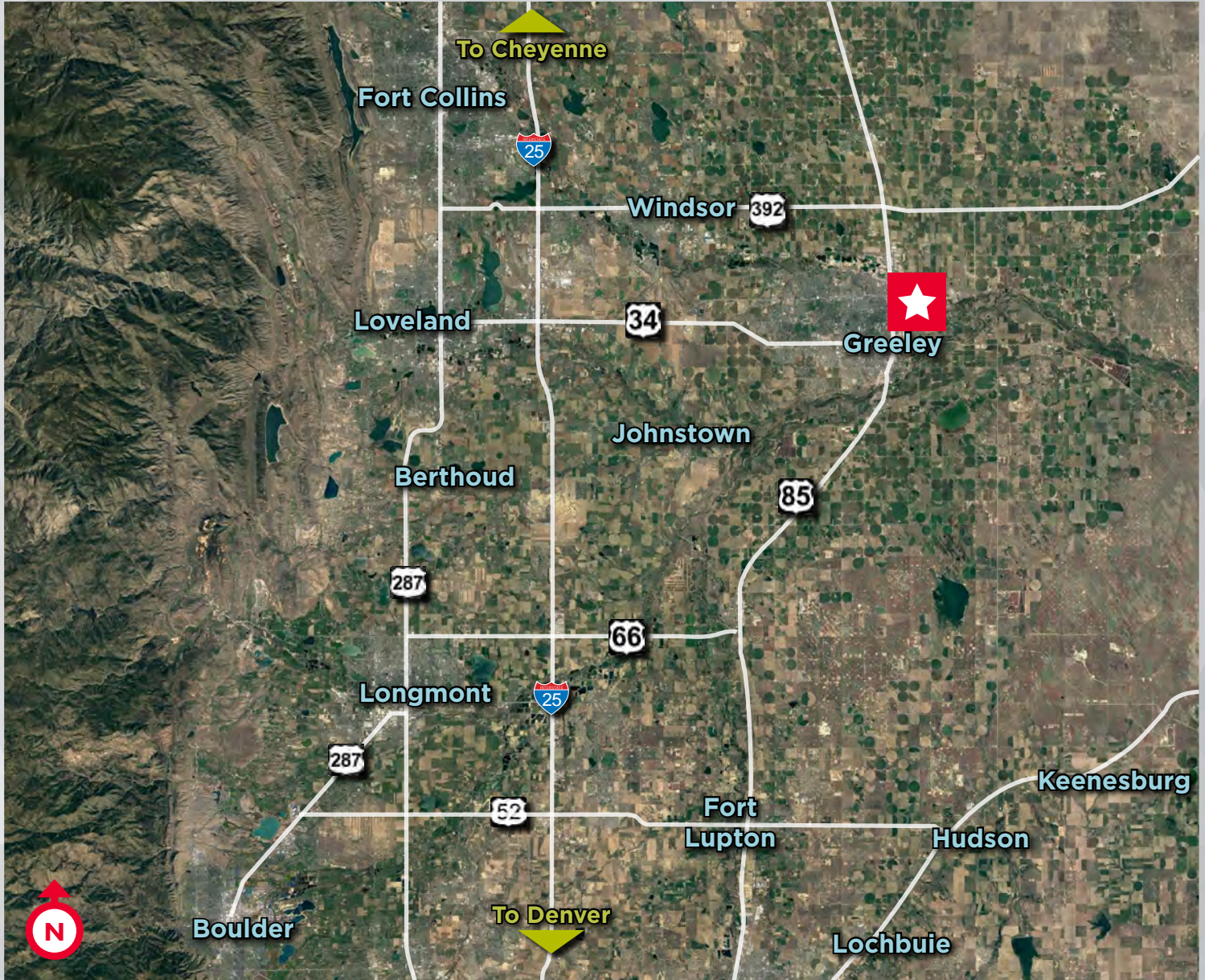
**\$70,900**

*Source: ESRI, 2020*

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## REGIONAL AERIAL



For more information, please contact:

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